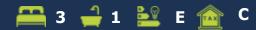


Main Street, Yaxley Peterborough

Offers in Excess of £300,000 Freehold

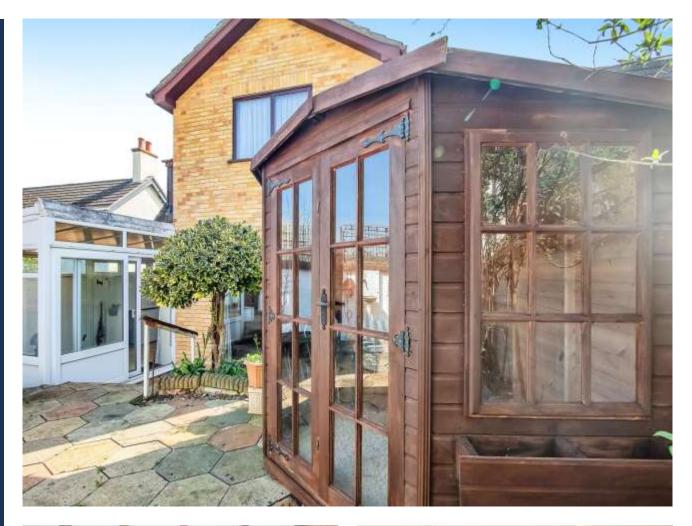


Key Features



- Established Detached Family Home
- Non-Estate Location
- Spacious Lounge Area
- Spacious Master Bedroom
- 17' Sun Room/Utility Room

Located in a Non Estate location, this Vacant Detached Family Home is being sold with No-Upward Chain, in brief the accommodation comprises of, Entrance Porch, door to the Entrance Hall with stairs to the first floor landing, two piece Downstairs Cloakroom, impressive Lounge Area, opening to the Dining Area, sealed unit double glazed sliding doors to the rear garden, Kitchen which is fitted with a range of base and eye level units, cupboards and drawers, worktop space, sink unit, space for fridge/freezer and cooker, door to the Sun Room / Utility Room, which has plumbing for a washing machine, space for a tumble dryer, water softener, double sliding doors to the rear garden. Upstairs the First Floor Landing has doors to the Three Double bedrooms, the spacious Master Bedroom has a vanity wash hand basin with cupboards under, three piece







Shower Room has a walk-in shower cubicle, low level WC, wash hand basin, Outside the frontage provides Off Road Parking, the Rear Garden is split level, mainly paved for low maintenance and providing ample seating areas.

Entrance Porch - 7'6" x 2'7"
Entrance Hall - 11'max x 8'8"max (including stairs)

Downstairs Cloakroom - 4'5" x 2'7"

Lounge Area - 21'5"max x 16'max (excluding bay window)

Dining Area - 12'9" x 9'2"

Kitchen - 11'7" x 9'9"

Sun Room / Utility Room - 17'5" x 9'8"

First Floor Landing - 16'2" x 3'7"

Master Bedroom - 20.max x 12'9"max (I/shaped room)

Bedroom 2 - 12'3"max x 11'5"max

Bedroom 3 - 11'4"max x 8'9"max (including door recess/excluding recess)

Family Shower Room - 11'4"max x 5'4"max (including shower)







To view this property call Sharman Quinney on: **01733 245400**

Selling your property?

Contact us to arrange a FREE home valuation.



- Unit 19 Maltings Square, Broadway Shopping Centre, Yaxley, PE7 3EW
- xaxley@sharmanquinney.co.uk









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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: YAX203647 - 0007



